

COUNCIL ON AFFORDABLE HOUSING (COAH) 2002 REGIONAL INCOME LIMITS

FOR MUNICIPALITIES THAT PETITIONED OR AMENDED A CERTIFIED PLAN BEFORE OCTOBER 1, 2001

Adopted April 3, 2002

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Maximum Increase Rents	Maximum Increase Sales
Region 1													
Bergen, Hudson, Passaic and Sussex	Median	\$51,311	\$54,977	\$58,642	\$65,972	\$73,302	\$76,234	\$79,166	\$85,030	\$90,894	\$96,759	3.9%	6.55%
	Moderate	\$41,049	\$43,982	\$46,913	\$52,778	\$58,642	\$60,987	\$63,333	\$68,024	\$72,715	\$77,407		
	Low	\$25,656	\$27,489	\$29,321	\$32,986	\$36,651	\$38,117	\$39,583	\$42,515	\$45,447	\$48,380		
Region 2													
Essex, Morris, Union and Warren	Median	\$55,090	\$59,025	\$62,960	\$70,830	\$78,700	\$81,848	\$84,996	\$91,292	\$97,588	\$103,884	3.9%	6.35%
	Moderate	\$44,072	\$47,220	\$50,368	\$56,664	\$62,960	\$65,478	\$67,997	\$73,034	\$78,070	\$83,107		
	Low	\$27,545	\$29,513	\$31,480	\$35,415	\$39,350	\$40,924	\$42,498	\$45,646	\$48,794	\$51,942		
Region 3													
Hunterdon, Middlesex and Somerset	Median	\$63,000	\$67,500	\$72,000	\$81,000	\$90,000	\$93,600	\$97,200	\$104,400	\$111,600	\$118,800	3.9%	5.88%
	Moderate	\$50,400	\$54,000	\$57,600	\$64,800	\$72,000	\$74,880	\$77,760	\$83,520	\$89,280	\$95,040		
	Low	\$31,500	\$33,750	\$36,000	\$40,500	\$45,000	\$46,800	\$48,600	\$52,200	\$55,800	\$59,400		
Region 4													
Mercer, Monmouth and Ocean	Median	\$49,602	\$53,145	\$56,688	\$63,774	\$70,860	\$73,694	\$76,529	\$82,198	\$87,866	\$93,535	3.9%	5.87%
	Moderate	\$39,682	\$42,516	\$45,350	\$51,019	\$56,688	\$58,955	\$61,223	\$65,758	\$70,293	\$74,828		
	Low	\$24,801	\$26,573	\$28,344	\$31,887	\$35,430	\$36,847	\$38,265	\$41,099	\$43,933	\$46,768		
Region 5													
Burlington, Camden and Gloucester	Median	\$44,310	\$47,475	\$50,640	\$56,970	\$63,300	\$65,832	\$68,364	\$73,428	\$78,492	\$83,556	3.9%	5.32%
	Moderate	\$35,448	\$37,980	\$40,512	\$45,576	\$50,640	\$52,666	\$54,691	\$58,742	\$62,794	\$66,845		
	Low	\$22,155	\$23,738	\$25,320	\$28,485	\$31,650	\$32,916	\$34,182	\$36,714	\$39,246	\$41,778		
Region 6													
Atlantic, Cape May, Cumberland and Salem	Median	\$36,927	\$39,565	\$42,202	\$47,478	\$52,753	\$54,863	\$56,973	\$61,193	\$65,414	\$69,634	3.9%	3.91%
	Moderate	\$29,542	\$31,652	\$33,762	\$37,982	\$42,202	\$43,890	\$45,578	\$48,954	\$52,331	\$55,707		
	Low	\$18,464	\$19,783	\$21,101	\$23,739	\$26,377	\$27,432	\$28,487	\$30,597	\$32,707	\$34,817		

Affordable rents may be raised a maximum of 3.9 percent, based on the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI), Northeast Region, All Urban Consumers Housing. However, low income tax credit developments may increase based on the low income tax credit regulations.

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:93-7.4.

The last two columns are used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:93-9.15.